

1. CALL TO ORDER

Chairman Johnson called the meeting to order at 6:30 p.m. on April 14, 2021.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Blinova, Johnson, Sprague, Thompson and Yedinak. Commissioner Berke was absent with prior notice. Also present were Marcy Knysz, Village Planner, Mallory Milluzzi, Village Attorney, Kyle Goetzelmann, Civil Engineer, Fire Inspector Ron Antor and Fire Inspector Robert Niemiec.

4. CHANGES TO THE AGENDA - None

5. CITIZEN CONCERNS AND COMMENTS

Chairman Johnson announced this was an opportunity for members of the public to address the Plan Commission with comments regarding issues relevant to the business of the Plan Commission. The audience member shall speak for no more than five minutes.

From the audience, Mr. Terry Steilen announced April as National Volunteer Month and thanked the Plan Commission for being volunteers and keeping the Village moving forward.

Mr. Steilen, 473 Briarwood Drive, Wheeling is currently the Vice President of the Wheeling Historical Society and Museum. He distributed handouts to the Commission which included a newsletter with information about volunteering. COVID has closed the museum for a year but private tours were available by appointment. The handouts also included information on Restaurant Row and how Wheeling got its name. He also included some history on the Plan Commission from his tenure on the Commission which included serving as Chairman and Secretary. He asked the Commission to look at the “job jar” section which includes different tasks the Commission wanted to accomplish.

Mr. Steilen referred to the recent election that included discussion on Restaurant Row and what should be done about it. He felt the topic would have been included in the “job jar” on what could be done to help foster the redevelopment of Restaurant Row and coming up with a concept. He asked about building a Riverwalk from Lake Cook Road to Dam 1 to help nurture businesses to become an asset to the Village again. He asked the Commission to think about it and he hopes to hear about a discussion in the future.

6. CONSENT ITEMS

- A) Docket No. SCBA 21-04
Mainstay Suites
8000 Capitol Drive
Appearance Review for Two Ground Signs

Commissioner Sprague moved, seconded by Commissioner Yedinak to approve the following consent item.

Approve Docket No. SCBA 21-04 to permit the replacement of the sign faces on the pylon (ground) sign and the monument (ground) sign for Mainstay Suites, located at 8000 Capitol Drive, in accordance with the Freestanding Signage Details prepared by MainStay Suites, subject to the following conditions:

1. The business address shall be added to the face of the pylon sign along Palatine Road, in compliance with Section 21.3(B)(1)(g) of the Sign Code.
2. The landscaping at the base of both ground signs shall comply with the approved landscape plan prepared by Ives/Ryan Group, Inc., dated 5/12/1998 (last revised 6/14/2000), and approved 4/13/2000, which shall be completed by June 1, 2021.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Johnson, Sprague, Thompson, Yedinak
NAYS: None
ABSENT: Commissioner Berke
PRESENT: None
ABSTAIN: None

There being five affirmative votes, the motion was approved.

7. ITEMS FOR REVIEW

- A) Docket No. PC21-08
NAPA Auto Parts
70 E. Hintz Road
Minor Site Plan and Building Appearance Approval

The petitioner is NAPA Auto Parts and they are the leasee of the building. They took over the building from Future Automotive and are requesting minor site plan and building appearance approval for some changes to the parking lot and the front façade of the building. The use is permitted in the zoning district. Retail sales are allowed as an accessory use, but they cannot exceed 10% of the gross floor area. Village Staff worked with the petitioner before the remodeling to make sure they stayed within the 10% floor area for their sales area. Staff

reviewed the parking, and they are over the required parking. Staff has no conditions associated with this project.

Mr. Helmuth Redschlag, Architect, 636 Garfield Avenue, Rockford, IL and Mr. Jim Hansberry, NPEC, 1670 North Rock Court, Rockford, IL were present.

Mr. Redschlag felt the property was ideally sized and configured to serve NAPA's distribution system. The building is in good condition and the improvements will make the building operate more efficiently as a business. The building was not air conditioned, so they are adding it to the retail and stock room portions. A parking lot expansion was necessary because the existing configuration made it impossible to access the loading docks. Exterior improvements will include patching the areas that were no longer functional. They will try and match the existing material, color and texture.

Commissioner Blinova thought it looked good and appreciated the detailed packet.

Commissioner Sprague expressed concern about the house in front of the business to the south. He asked if they had considered adding screening around the corner to help hide the truck noise. Mr. Redschlag stated the homeowner was putting up a barrier on the corner. He agreed to observe conditions once occupied and if it there was an issue, they could explore options that would help.

Commissioner Sprague questioned the amount of truck traffic per day. Mr. Jim Hansberry explained their delivery vehicles go in and out of the parking lot similar to the previous business. Their freight deliveries will deliver parts once a day in the evening. Commissioner Sprague questioned if the semi-truck traffic was an evening occurrence. Mr. Hansberry stated it was later in the day with only one freight truck a day.

Commissioner Thompson had no questions.

Commissioner Yedinak asked about the minimum amount of landscaping required. Ms. Knysz confirmed they met the minimum amount of green space required (25% of site). Most of the reconfiguration is existing pavement.

In reply to Chairman Johnson's question, Mr. Hansberry confirmed NPEC operated 85 NAPA stores throughout four states. The Wheeling store is a little larger, so it will serve as a hub for some of their other stores in the area.

Chairman Johnson liked the look of the improvements.

Ms. Knysz explained the petitioner would need to return for any changes to the monument sign.

Commissioner Thompson moved, seconded by Commissioner Yedinak to recommend approval of Docket PC 21-08, granting minor site plan and building appearance approval, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12 for a NAPA Auto Parts Sales and Distribution Center, for the property located at 70 E. Hintz Road, in accordance with the Project Description Letter prepared by Helmuth Redschlag, dated 1/13/2021 and the

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Renovation Plans prepared by Helmuth Redschlag, dated 3/1/2021.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Johnson, Sprague, Thompson, Yedinak
NAYS: None
ABSENT: Commissioner Berke
PRESENT: None
ABSTAIN: None

There being five affirmative votes, the motion was approved.

- B)** Docket No. 2021-09
European Judo Academy, LLC
9 Huntington Lane
Special Use to Permit a Recreation and Instruction Facility

See Findings of Fact and Recommendation for Docket No. 2021-09.

Commissioner Sprague moved, seconded by Commissioner Thompson to continue Docket 2021-09 to May 12, 2021.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Johnson, Sprague, Thompson, Yedinak
NAYS: None
ABSENT: Commissioner Berke
PRESENT: None
ABSTAIN: None

There being five affirmative votes, the motion was approved.

- C)** Docket No. 2021-05
Popeyes
227-251 E. Dundee Road
Special Use to Construct a Drive Thru Restaurant
Continued from March 24, 2021

See Findings of Fact and Recommendation for Docket No. 2021-05.

Commissioner Sprague moved, seconded by Commissioner Thompson to recommend approval of Docket No. 2021-05 granting a Special Use as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-06 Commercial Districts, Chapter 19-10 Use Regulations, and associated sections, to permit the construction of a drive-thru restaurant (Popeye's), located in the B-3, General Commercial and Office District, in accordance with the

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Petitioner's Project Description Letter dated 3/15/2021, Site Plan prepared by AKA, Ltd., dated 3/15/2021, Engineering Plans prepared by BONO Consulting, Inc. dated 10/13/2020 (last revised 1/27/2021) and Floor Plan prepared by AKA, Ltd., dated 7/24/2020, for the property located at 227-251 E. Dundee Road with the following condition:

1. Drive-thru hours are limited to 10:00a-10:00p Sunday through Thursday and 10:00a-11:00p on Friday and Saturday.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Johnson, Sprague, Thompson
NAYS: Commissioner Yedinak
ABSENT: Commissioner Berke
PRESENT: None
ABSTAIN: None

There being four affirmative votes, the motion was approved.

Commissioner Yedinak moved, seconded by Commissioner Sprague to close Docket No 2021-05.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Johnson, Sprague, Thompson, Yedinak
NAYS: None
ABSENT: Commissioner Berke
PRESENT: None
ABSTAIN: None

There being five affirmative votes, the motion was approved.

- D)** Docket No. PC21-05
Popeyes
227-251 E. Dundee Road
Special Use to Construct a Drive Thru Restaurant
Major Site Plan and Building Appearance Approval
Continued from March 24, 2021

The petitioner did not have any additional information to present but were available to answer any questions.

Commissioner Blinova did not have any questions about the building. She asked if there were any parking spaces for drive-thru customers that needed to wait for their order. The petitioner confirmed there was one space right after the pickup window and one or two other spaces designated in the parking lot.

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Commissioner Thompson had no questions.

Commissioner Yedinak liked the building design and color schemes.

In reply to Commissioner Sprague's question, the petitioner confirmed the gates on the trash enclosure would not be able to reach a car when opened.

Commissioner Sprague questioned if there was a parking curb in front of the trash enclosure. The petitioner explained they usually designate a striped area. He noted the handicap parking space was next to it with a ramp.

Commissioner Sprague referred to the proposed Ginkgo trees and requested that they plant male trees because the female tree has a foul odor fruit. The petitioner noted the request for the landscape architect.

Chairman Johnson liked the look of the building but was not in favor of the graffiti logo. He was glad it was located on the parking lot side and not facing Dundee Road.

Commissioner Sprague moved, seconded by Commissioner Yedinak to recommend approval of Docket No. PC 21-05, granting major site plan and building appearance approval, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, Site Plan and Building Appearance Approval Requirements, to permit the construction of a drive-thru restaurant (Popeyes), in accordance with the Petitioner's Project Description Letter dated 3/15/2021, Site Plan prepared by AKA, Ltd., dated 3/15/2021, Engineering Plans prepared by BONO Consulting, Inc. dated 10/13/2020 (last revised 1/27/2021), Floor Plan prepared by AKA, Ltd., dated 7/24/2020, Exterior Elevations prepared by AKA, Ltd., dated 12/9/2020, Landscape Plan by GStudio, dated 3/12/2021, Lighting Plan prepared by CREE Lighting, dated 2/17/202, ULINE Bike Rack Specification, and Belson Outdoor Waste Container Brochure, for the property located at 227-251 E. Dundee Road.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Johnson, Sprague, Thompson, Yedinak
NAYS: None
ABSENT: Commissioner Berke
PRESENT: None
ABSTAIN: None

There being five affirmative votes, the motion was approved.

- E) Docket No. PC21-05
Popeyes
227-251 E. Dundee Road
Appearance Approval for Ground Sign
Continued from March 24, 2021

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The petitioner did not have any additional information to present but were available to answer any questions.

Commissioner Blinova had no questions.

Commissioner Thompson had no questions.

Commissioner Yedinak questioned if the new Sign Code had been adopted by the Village Board. Ms. Knysz confirmed it had been adopted and the proposed signage met the new Code. Commissioner Yedinak is not a fan of electronic signs. He asked the petitioner if they had studied the new Code requirements regarding animation, brightness etc. The petitioner confirmed they would comply with all requirements.

Commissioner Sprague had no questions.

Chairman Johnson had no questions.

Commissioner Yedinak moved, seconded by Commissioner Thompson to approve Docket No. SCBA 21-05 to permit the installation of a monument ground sign for Popeyes, located at 227-251 E. Dundee Road, in accordance with the sign plans prepared Loren Industries, dated 10/15/2020 (last revised 1/28/2021) and the Landscape Plan by GStudio, dated 3/12/2021.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Johnson, Sprague, Thompson, Yedinak
NAYS: None
ABSENT: Commissioners Berke
PRESENT: None
ABSTAIN: None

There being five affirmative votes, the motion was approved.

8. APPROVAL OF MINUTES

- A) Approval of Minutes of the Regular Meeting of March 24, 2021 (including the Findings of Fact for 2021-04).

Commissioner Sprague moved, seconded by Commissioner Yedinak to approve the minutes dated March 24, 2021 as corrected.

On the roll call, the vote was as follows:

AYES: Commissioners Johnson, Sprague, Yedinak
NAYS: None

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ABSENT: Commissioner Berke
PRESENT: None
ABSTAIN: Commissioners Blinova, Thompson

There being three affirmative votes, the motion was approved.

9. OTHER BUSINESS

Commissioner Yedinak thanked everyone who voted.

Chairman Johnson mentioned that Just Tires was already making improvements to their parking lot.

10. ADJOURNMENT

Commissioner Thompson moved, seconded by Commissioner Yedinak to adjourn the meeting at 7:33 p.m. The motion was approved by a voice vote.